043.0	0007	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,200 / 935,200
					USE VALUE:	935,200 / 935,200
					ASSESSED:	935,200 / 935,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERKELL JEFFREY P
Owner 2:	PERKELL ZAPATA ESMERELDA
Owner 3:	
Street 1:	29 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BICKNELL DAYNA & MARK -
Owner 2:	-
Street 1:	29 BEACON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1953, having primarily Vinyl Exterior and 2646 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	417,400	1,800	516,000	935,200
Total Card	0.172	417,400	1,800	516,000	935,200
Total Parcel	0.172	417,400	1,800	516,000	935,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.44 | /Parcel: 353.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 30790
GIS Ref:
GIS Ref:
Insp Date: 11/26/18

!3713!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,500	1800	7,500.	516,000	935,300	935,300	Year End Roll	12/18/2019
2019	101	FV	317,500	1800	7,500.	548,300	867,600	867,600	Year End Roll	1/3/2019
2018	101	FV	317,500	1800	7,500.	399,900	719,200	719,200	Year End Roll	12/20/2017
2017	101	FV	317,500	1800	7,500.	348,300	667,600	667,600	Year End Roll	1/3/2017
2016	101	FV	317,500	1800	7,500.	296,700	616,000	616,000	Year End	1/4/2016
2015	101	FV	284,000	1800	7,500.	290,300	576,100	576,100	Year End Roll	12/11/2014
2014	101	FV	284,000	1800	7,500.	238,700	524,500	524,500	Year End Roll	12/16/2013
2013	101	FV	284,000	1800	7,500.	227,000	512,800	512,800		12/13/2012

PRINT

Date	Time
12/10/20	18:53:20

LAST REV

Date	Time
04/09/19	14:45:36

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BICKNELL DAYNA	43814-123		9/30/2004		570,000	No	No		
BICKNELL DAVID/	29858-114		3/1/1999	Convenience	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2007	743	Siding	15,000	C				
5/11/1994	229		15,000					DORMER 14X40

ACTIVITY INFORMATION

Date	Result	By	Name
11/26/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	372	PATRIOT
1/8/2005	MLS	MM	Mary M
3/2/2000	Measured	268	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	30790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	1									516,000						516,000	

Total AC/HA: 0.17218 | Total SF/SM: 7500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 516,000 | Spl Credit | Total: 516,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16020405
Const Adj.:	0.98794085
Adj $ / SQ:	143.277
Other Features:	146000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512811
Depreciation:	95383
Depreciated Total:	417428

COMMENTS

OF = BMT SINK, XTRA SINK ON 2NF FL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

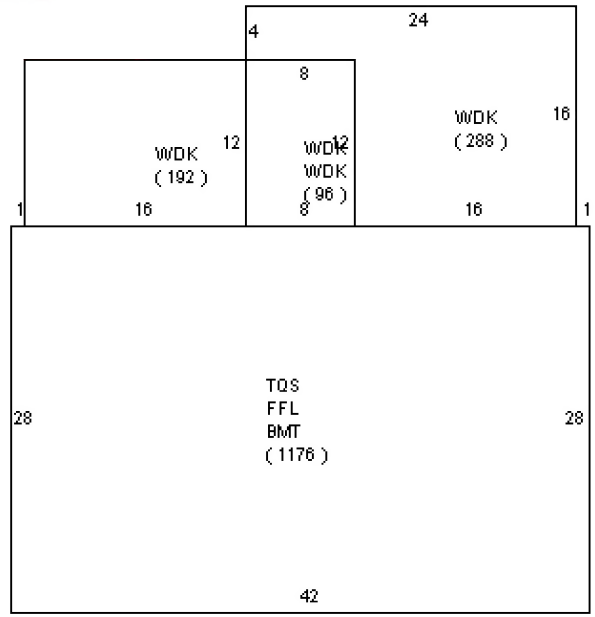
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.28
Special Features:	0	Val/Su Net:	106.86
Final Total:	417400	Val/Su SzAd	202.82

SKETCH



Sum Area By Label :
TQS = 1176
FFL = 1176
BMT = 1176
WDK = 672

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	56.950	66,976
FFL	First Floor	1,176	143.280	168,493
TQS	3/4 Story	882	143.280	126,370
WDK	Deck	672	7.400	4,971

Net Sketched Area:	3,906			Total:	366,810
Size Ad	2058	Gross Are	4200	FinArea	2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X20	A	AV	1980	7.00	T	31.2	101			1,000			1,000
40	Lean-To	D	Y	1	10X20	A	AV	1994	4.81	T	20	101			800			800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800